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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

DATE: DECEMBER 29, 2005

TO: PLANNING COMMISSION

FROM: MARTHA NEDER, AICP, PLANNER

SUBJECT: STUDY SESSION ON PROPOSED PORT SAN LUIS HARBOR DISTRICT
GENERAL PLAN AMENDMENT (COUNTY FILE NO. LRP2004-00003)

SUMMARY

A brief introductory study session on the Port San Luis Harbor District's (District) proposal to amend the San Luis Bay - Coastal Area Plan to incorporate relevant provisions of its Port Master Plan of 2004 will be held on January 27, 2005.

The District owns and regulates both land and tideland properties at San Luis Obispo Bay. The Port Master Plan serves as an official statement of public policy set forth by the Board of Commissioners regarding future growth and development of properties under its administration. However, the entire District is located within the Coastal Zone and the Master Plan policies need to be incorporated into a Local Coastal Program (LCP). Although other Port Districts elsewhere in California have their own LCP, Port San Luis does not. Instead, the Port San Luis Master Plan is included within the County's LCP. This is a preferable approach since it provides for the typical local review and approval provisions of the LCP to apply and maximizes local control of local issues.

The first public hearing for formal consideration of the general plan amendment is tentatively scheduled for February 24, 2005. A detailed staff report on the general plan amendment will be prepared for that agenda.

Copies of the May 2004 Port Master Plan, May 2004 Port Master Plan Appendices, April 2004 Port Master Plan Final EIR, and April 2004 Port Master Plan Responses to Comments, Findings of Fact and Statement of Overriding Considerations are attached. Please bring these documents to the January 27, 2005 meeting.

STAFF RECOMMENDATION

Hold the study session and receive the initial applicant presentation. No action is to be taken today as this matter is a study session preceding the public hearing to be at a future meeting.